MINUTES OF MEETING
HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community Development District was held on August 11, 2026 at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

Mr. Beckett called the meeting to order at 5:31 p.m. and conducted roll call.

Present and constituting a quorum were:

Jeffrey Witt (S2)	Board Supervisor, Assistant Secretary
David Hubbard (S3)	Board Supervisor, Assistant Secretary
James Kelbaugh (S5)	Board Supervisor, Assistant Secretary

Also present were:

Russ Rossi (S4)	Board Supervisor, Vice Chairman *(Virtually)*
Heath Beckett	District Manager, Vesta District Services
Tracy Robin	District Counsel, Straley Robin Vericker
Tyson Waag	District Engineer, Stantec *(Virtually)*
John Panno	Golf Course Manager
Alex Kurth	President, Premier Lakes *(Virtually)*
Tom Prickett	Project Manager, Rayco Industries *(Virtually)*
Susan Eisenstadt	Project Manager, Enercon *(Virtually)*
Sean McNamara	Mechanical Engineering Supervisor, Enercon *(Virtually)*

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next item followed.

THIRD ORDER OF BUSINESS: BUSINESS MATTERS

A. District Engineer – *Tyson Waag, Stantec*

1. Status of Reclaimed Water Meter Project – *Tom Prickett, Rayco Industries*

Mr. Waag and Mr. Prickett provided an update on the water meter project. Mr. McNamara and Ms. Eisenstadt advised of a change order due to excavation finding the mainline located a foot deeper than the drawings indicated. A spool piece was added in the field to accommodate the depth difference, but during the pressure testing Hillsborough County rejected the accommodation and determined single pipes would be required leading into and out of the valve. Discussion followed on the impact to the project cost and schedule. Mr. Prickett

stated that they were ahead of schedule and the re-piping should not significantly impact the completion date.

a. EXHIBIT 1: Ratification of Approval of Change Order/Proposal for Stump Removal - $4,200.00

Mr. Robin advised the stump removal was not part of the original scope.

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the Board ratified the approval of the Change Order for the Stump Removal in the amount of $4,200.00, for Heritage Harbor Community Development District.

B. EXHIBIT 2: Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille*

A representative of Double Bogeys Tavern and Grille was not present. Mr. Beckett relayed that the restaurant had a pretty good month, although rainy days negatively impacted revenue. Discussion followed on the lease agreement update for revenue from the restaurant, the status of the sign, and the update of the menu specials.

C. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*

Mr. Kurth provided an update on pond maintenance, noting increased algae blooms are expected with rains due to nutrient run-off.

1. WALK-ON EXHIBIT A: Presentation of Erosion Report

Mr. Kurth reviewed the erosion report. Twenty ponds were identified as having some form of erosion, with four (44,47,74, and 75) having a higher priority for repairs due to the future impact on trees and existing infrastructure. He recommended the Board consider SOX repairs once the water levels have dropped, for better aesthetics and more long term resolution, for approximately the same cost as rip-rap. He advised that he was not personally familiar with how SOX compares to coir logs. Board consensus was to revisit this item between April and June of next year.

2. Consideration of Premier Lakes Proposal(s)

D. EXHIBIT 3: Landscape Maintenance Report – *Adam Rhum, Greenview Landscape*

A representative of Greenview was not present.

1. OLM Inspection – Jul 23, 2026 – 92.5%

2. Discussion on Installed Annuals (Witt)

Supervisors noted the installed annuals appeared small and requested larger plants going forward.

3. Consideration of Greenview Proposal(s)

a. EXHIBIT 4: #1018 for Main Entrance Planting - $7,840.00

Mr. Beckett reviewed the scope. The Board queried the location and pricing and requested further clarification.

E. Golf Operations – *John Panno, Pro Shop*

Mr. Panno presented the Golf Operations Report. He advised that AAA Drainage is no longer in business. Mondragon will be contacted for a price to clear the first three drains on hole 6. A tree company is scheduled to address specific trees at holes 11, 15, and 18. The calculated storage capacity of the pond at the driving range, and current maintenance projects were discussed. Two experienced maintenance personnel had been hired. Over-seeding compared to sod replacement were discussed. The railings at bridge 16 will be scheduled once the wood dries.

1. EXHIBIT 5: Discussion on Greens Replacement Project

Mondragon will be out before the end of the year to mark the course. Tentative scheduling anticipates project completion by the mid-July followed by approximately 12 weeks for the new greens to establish before use. He noted that even though the greens will look good after 5-6 weeks, they need a full 10-12 weeks to firmly establish. Discussion followed on curtailing after-hours usage of the golf course during the recovery period. Supervisors requested the extra-duty officer be accompanied onto the golf course in order to issue trespass citations, and suggested working with the HOA to distribute communications to residents regarding the golf course closure. Mr. Panno was asked to connect with the Mondragon representative for ideas on protecting the greens at night.

Mr. Panno discussed the golf course revenue and the impact of rain days and the greens punching, and provided an update on the clearing of undergrowth and invasives in the conservation area at 15.

Mr. Beckett advised that a scope of work for a third party golf course maintenance service provider was being drafted for presentation to the Board. It was noted that generally an onboarding process exists to allow current staff to transfer to the new service provider and remain working at the golf course.

F. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

Mr. Beckett provided a status update on the current maintenance projects.

1. EXHIBIT 7: Consideration of Revised Pitch Proposal to Reseal ~~Clubhouse~~ Guardhouse Exterior - $17,857.50

Mr. Beckett advised that the vendor had declined to honor the previously approved proposal and provided a revision which accommodated an increase in materials prices of $5,500.00. Mr. Beckett was directed to ask Pitch to reduce the price to $15,000 or reach out to other vendors for comparison proposals.

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved the resealing of the guardhouse and pump house exteriors, including wood replacement, for an amount not to exceed $15,000.00, for Heritage Harbor Community Development District.

2. WALK-ON EXHIBIT B: Consideration of Fountain Kings Proposal to Repair, Clean & Seal the Water Feature (Total $9,850.00)

a. #QU-0843 - Pump and Motor Relocation and Repair - $7,250.00

b. #QU-0844 – Clean & Seal - $2,600.00

Mr. Beckett reviewed the proposal scopes.

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved Fountain Kings proposals #Qu-0843 and #QU-0844 - to repair, clean, & seal the water feature - for a total amount of $9,850.00, for Heritage Harbor Community Development District.

G. District Counsel – *Tracy Robin, Straley Robin Vericker*

Mr. Robin had nothing further to report outside of the previously discussed items. Supervisors discussed accountability and funding responsibility for the pipe replacement in the reclaimed water meter project.

H. District Manager – *Heath Beckett, Vesta District Services*

1. EXHIBIT 8: Consideration of **Resolution 2026-05, Setting FY 2027 Meeting Schedule**

Mr. Beckett noted meetings would continue on the second Tuesday of the month at Heritage harbor Clubhouse at 5:30 p.m.

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-05, Setting FY 2027 Meeting Schedule**, as presented, for Heritage Harbor Community Development District.

2. EXHIBIT 9: Establishment of FY 2027 Performance Measures and Standards

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved the establishment of FY 2027 Performance Measures and Standards, for Heritage Harbor Community Development District.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 10: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 14, 2026

B. EXHIBIT 11: Acceptance of the Unaudited June 2026 Financial Statements

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-B as presented, for Heritage Harbor Community Development District.

FIFTH ORDER OF BUSINESS: FY 2027 BUDGET

A. **FY 2026-2027 BUDGET PUBLIC HEARING**

1. Open Public Hearing

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved opening the Public Hearing on the FY 2026-2027 Budget, for Heritage Harbor Community Development District.

2. EXHIBIT 12: Presentation of FY 2027 Budget

Mr. Beckett reviewed the presented budget, noting the additional $4,000 revenue listed under fund balance forward to cover the increase in the holiday lighting line item, and that assessments would remain flat. He also reminded the Board that the golf course budget anticipates a loss next year due to the green replacement closure.

3. Public Comments

There being none, the next item followed.

4. Close Public Hearing

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR, the Board approved closing the Public Hearing on the FY 2026-2027 Budget, for Heritage Harbor Community Development District.

B. EXHIBIT 13: Adoption of **Resolution 2026-06, Adopting FY 2027 Budget**

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-06, Adopting FY 2027 Budget** as presented, for Heritage Harbor Community Development District.

C. EXHIBIT 14: Adoption of **Resolution 2026-07, Levying FY 2027 O&M On-Roll Assessments**

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-07, Levying FY 2027 O&M On-Roll Assessments**, for Heritage Harbor Community Development District.

SIXTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS** (Includes Next Meeting Agenda Items)

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS: **AUDIENCE COMMENTS** – *Non-Agenda Items and New Business*

A comment was made on a fence behind 19321 Sandy Springs Circle. The resident was advised this was an HOA matter.

EIGHTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m. on September 8, 2026 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, Florida 33558.

Supervisors Witt, Hubbard, and Kelbaugh affirmed their intent to attend the next scheduled regular meeting in person.

NINTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY**

TENTH ORDER OF BUSINESS: **ADJOURNMENT**

On a MOTION by Supervisor Rossi, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:41 p.m., for Heritage Harbor Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on September 8, 2026.

Heath Beckett

Heath Beckett, Assistant Secretary

Shelley Grandon
Shelley Grandon (Sep 10, 2026 14:50:00 EDT)

Shelley Grandon, Chair